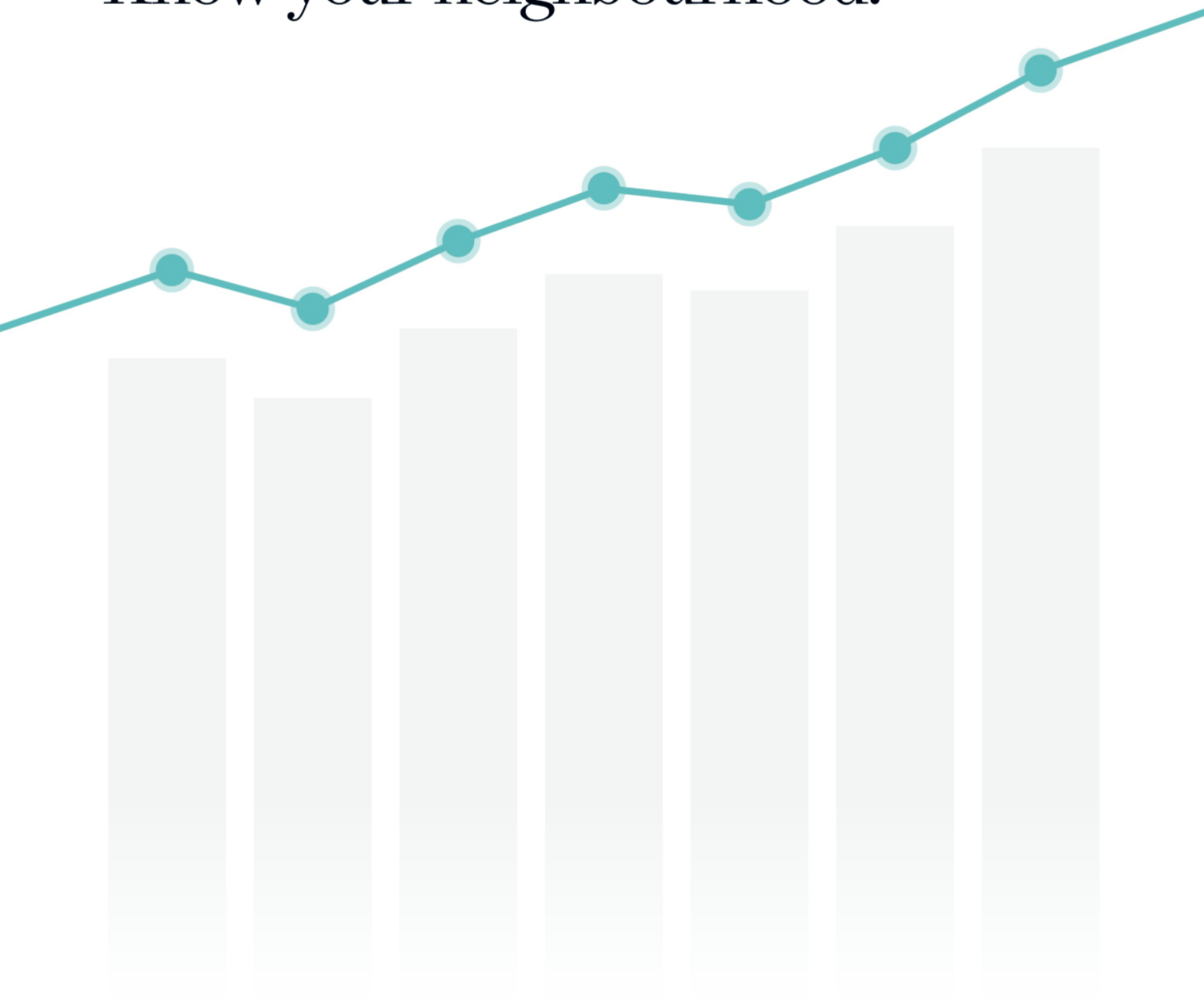


YARRAMBAT



# *Suburb Report*

Know your neighbourhood.



# Property Prices

## Median House Price\*

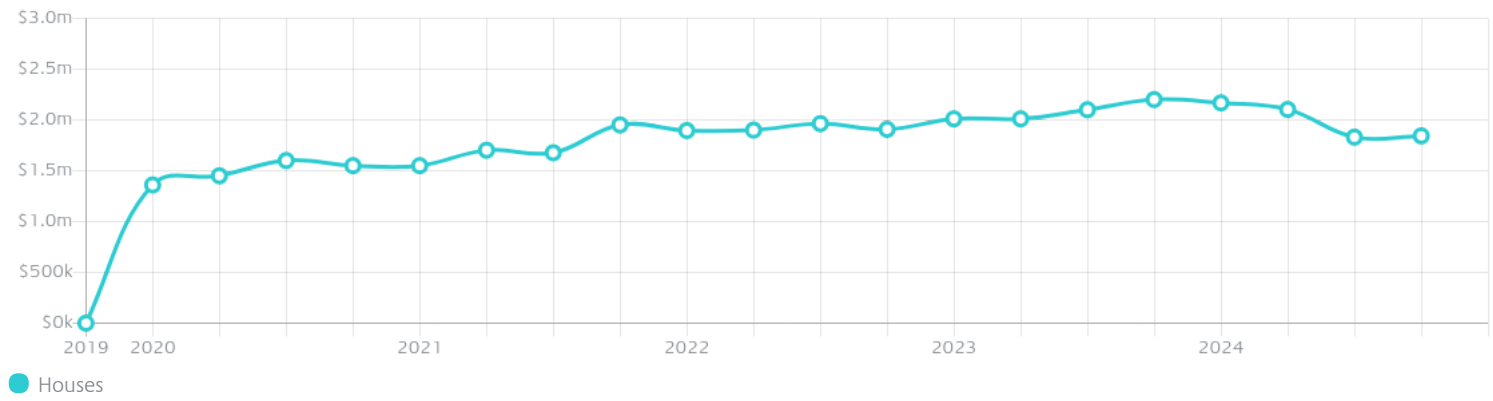
Median

**\$1.84m**

Quarterly Price Change

**0.68% ↑**

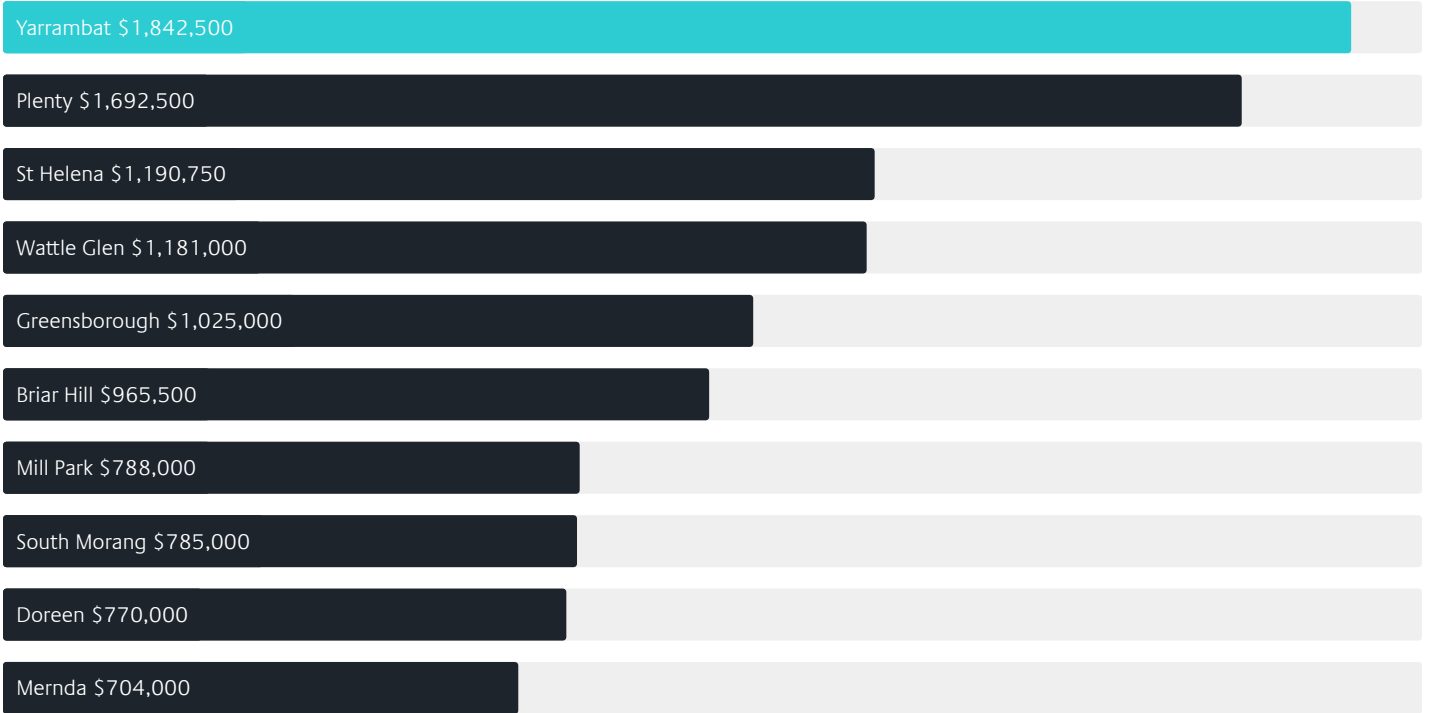
## Quarterly Price Change\*



# Surrounding Suburbs

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## Median House Sale Price\*



## Median Unit Sale Price\*



# Sales Snapshot

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## Sale Method\*



● Private 100%

## Average Hold Period\*

10.0 years

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# Insights

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## Dwelling Type^



● Houses 100% ● Units 0%

## Ownership^



● Owned Outright 51% ● Mortgaged 47% ● Rented 2%

## Population^

1,602

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## Median Asking Rent per week\*

\$650

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## Population Growth^

0.88%

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## Rental Yield\*

2.71%

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## Median Age^

47 years

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## Median Household Size^

3.1 people

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# Sold Properties~

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to [jellisicraig.com.au/suburbinsights](https://jellisicraig.com.au/suburbinsights)

Address	Bedrooms	Type	Price	Sold
 10-20 Mooney Rd Yarrambat	3	House	\$1,400,000	21 Jan 2025
 125 KurraK Rd YARRAMBAT	3	House	\$820,000	23 Dec 2024
 71 Eisemans Rd Yarrambat	5	House	\$2,300,000	07 Dec 2024
 4 Jeffrey Dr Yarrambat	4	House	\$2,200,000	08 Nov 2024
 63 North Oatlands Rd Yarrambat	7	House	\$3,830,000	29 Oct 2024
 125 Astons Rd Yarrambat	3	House	\$928,000	22 Sep 2024
 722 Yan Yean Rd YARRAMBAT	3	House	\$1,080,000	21 Sep 2024
 103 Worns La Yarrambat	4	House	\$1,855,000	27 Aug 2024
 48 Bannons La Yarrambat	1	Land	\$1,750,000	20 Aug 2024
 594 Yan Yean Rd Yarrambat	4	House	\$1,830,000	15 Aug 2024
 10 North Oatlands Rd Yarrambat	5	House	\$2,477,000	04 Jul 2024
 5 Red Box Ct YARRAMBAT	5	House	\$2,200,000	21 Jun 2024

# Sold Properties~

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Address	Bedrooms	Type	Price	Sold
 34 Mooney Rd Yarrambat	4	House	\$1,630,000	10 Jun 2024
 126-134 North Oatlands Rd Yarrambat	5	House	\$1,485,000	02 Mar 2024



Eltham Office  
1022 Main Road, Eltham  
03 9431 1222

[jellisraig.com.au](http://jellisraig.com.au)

Data is current as of PDF generation date 01/03/2025

\* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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